

# PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an BM zone to an BR zone, for the reasons given in the attached statement, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

MAP 28  
SECTION 3-6  
D. TO 3/25  
TYPE E  
FILED  
BY

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY  
Keith S. Franz, Acting Chairman

IN THE MATTER OF THE APPLICATION OF BENSKY FAMILY PARTNERSHIP FOR REZONING FROM B.M. TO B.R. W/S CUMMINGS AVENUE 247' N. C/L OF RICH AVENUE 1st DISTRICT

## ORDER OF DISMISSAL

Petition of Bensky Family Partnership for reclassification from B.M. to B.R. of property located on the west side of Cummings Avenue 247 feet north of the centerline of Rich Avenue, in the First District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on October 11, 1983, and prior to the taking of any testimony, the Petitioner requested that this petition be withdrawn and dismissed

THEREFORE, IT IS HEREBY ORDERED, this 5th day of May, 1986, that said petition be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY  
Keith S. Franz, Acting Chairman

# PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an BM zone to an BR zone, for the reasons given in the attached statement, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 112382  
DATE 7/1/83 ACCOUNT 01-615-000  
AMOUNT 100.00  
RECEIVED FROM HUDKINS ASSOCIATES  
FOR FILED FOR RECLASSIFICATION  
STANFORD BENSKY  
6 012-0000100010 6018A

MAP 28  
SECTION 3-6  
D. TO 3/25  
TYPE E  
FILED  
BY

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

BAC-Form 1

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS  
FROM B.M. to B.R. ZONE : OF BALTIMORE COUNTY  
W/S Cummings Ave. 247' N of the :  
Centerline of Rich Avenue, 1st Dist.  
BENSKY FAMILY PARTNERSHIP, : Case No. R-84-6 (Item 7, Cycle V)  
Petitioner :

## ORDER TO ENTER APPEARANCE

To the Honorable, Members of Said Board:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 14th day of July, 1983, a copy of the foregoing Order was mailed to Mr. Stanford Bensky, -Bensky Family Partnership, 1015 Leslie Avenue, Baltimore, Maryland 21228, Petitioner.

John W. Hession, III  
John W. Hession, III

IN THE MATTER OF THE APPLICATION OF BENSKY FAMILY PARTNERSHIP FOR REZONING FROM B.M. TO B.R. W/S CUMMINGS AVENUE 247' N. C/L OF RICH AVENUE 1st DISTRICT

## ORDER OF DISMISSAL

Petition of Bensky Family Partnership for reclassification from B.M. to B.R. of property located on the west side of Cummings Avenue 247 feet north of the centerline of Rich Avenue, in the First District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on October 11, 1983, and prior to the taking of any testimony, the Petitioner requested that this petition be withdrawn and dismissed

THEREFORE, IT IS HEREBY ORDERED, this 5th day of May, 1986, that said petition be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY  
Keith S. Franz, Acting Chairman

## PETITION FOR RECLASSIFICATION

1st Election District

ZONING: Petition for Reclassification  
LOCATION: West side Cummings Avenue, 247 ft. North from the centerline of Rich Avenue  
DATE & TIME: Tuesday, October 11, 1983 at 10:00 A.M.  
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland  
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:  
Present Zoning: B.M.  
Proposed Zoning: B.R.  
All that parcel of land in the First District of Baltimore County

Being the property of Bensky Family Partnership, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Tuesday, October 11, 1983 at 10:00 A.M.  
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF  
WILLIAM T. HACKETT, CHAIRMAN  
COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

September 15, 1983

Bensky Family Partnership  
1015 Leslie Avenue  
Baltimore, Maryland 21228

## NOTICE OF HEARING

Re: Petition for Reclassification  
W/S Cummings Ave., 247' N from  
the c/l of Rich Avenue  
Bensky Family Partnership - Petitioner  
Case No. R-84-6 Cycle V - Item #7

TIME: 10:00 A.M.  
DATE: Tuesday, October 11, 1983  
PLACE: Room 218, Courthouse, Towson, Maryland

cc: Douglas Park Improvement Association  
c/o George Christian, President  
1012 Handy Avenue  
Baltimore, Maryland 21228

People's Counsel

William T. Hackett  
William T. Hackett, Chairman  
County Board of Appeals

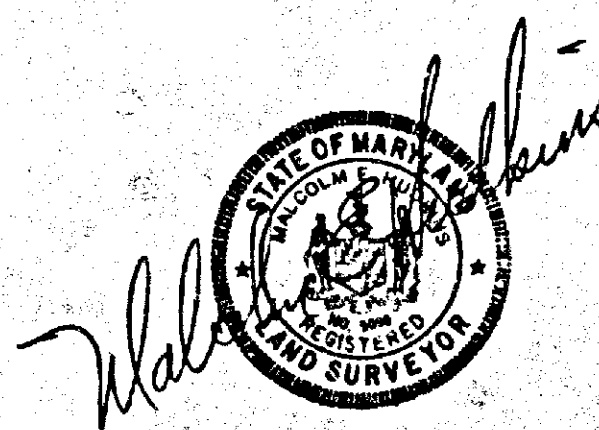
COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-0060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
200 EAST JOPPA ROAD  
ROOM 101, SPILL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 828-0080

REL AIR OFFICE  
L. GERALD WATTS  
Landscape Architects  
PHONE 838-0688

January 31, 1983

DESCRIPTION FOR ZONING RECLASSIFICATION 1015 LESLIE AVENUE:  
Beginning for the same at a point in the center of Cummings Avenue  
said point being distant North 04 degrees 19 minutes 20 seconds East  
247 feet from the intersection formed by the centerline of said Cummings  
Avenue and the centerline of Rich Avenue thence North 85 degrees 40 minutes  
40 seconds West 231.33 feet to the center of Leslie Avenue, thence binding  
thereon North 04 degrees 19 minutes 20 seconds East 264.80 feet thence  
South 85 degrees 40 minutes 40 seconds East 231.33 feet to a point in the  
center of Cummings Avenue, thence binding thereon South 04 degrees  
19 minutes 20 seconds West 264.80 feet.  
Containing 1.41 Acres of land more or less.







County Board of Appeals of Baltimore County  
Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

May 5, 1986

Stanford Bensky  
Bensky Family Partnership  
1015 Leslie Avenue  
Baltimore, Md. 21228

Re: Case No. R-84-6  
Bensky Family  
Partnership

Dear Mr. Bensky:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*Edith A. Eisenhart*  
Edith A. Eisenhart,  
Administrative Secretary

Encl.

cc: Phyllis Cole Friedman  
George Christian  
A. Jablon  
James E. Dyer  
Norman E. Gerber  
James G. Howell  
Board of Education

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 2, 1983

COUNTY OFFICE BLDG.  
112 W. Chesapeake Ave.  
Towson, Maryland 21204

cc: Nicholas S. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Stanford Bensky  
1015 Leslie Avenue  
Baltimore, Maryland 21228

RE: Item No. 7 - Cycle No. V  
Petitioner - Bensky Family Partnership  
Reclassification Petition

Dear Mr. Bensky:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle V). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgment as to their accuracy and submit the necessary amendments to this office before Tuesday, May 31, 1983. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

The subject of this petition has frontage on both the east side of Leslie Avenue and the west side of Cummings Avenue and is improved with the facilities of a contractor's equipment storage yard and building. It was the subject of a previous zoning violation hearing (82-273-V) that is being withheld further action pending the outcome of this hearing. Ten copies of a site plan, indicating the information as shown on the submitted 1"=200' xerox copy of the zoning map that covers this property, must be submitted to this office.

Item No. 7 - Cycle No. V  
Petitioner - Bensky Family Partnership  
Reclassification Petition  
Page 2

In view of the fact that the submitted drawing does not indicate a proposed development, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and the Committee (if a hearing is required) will be written when a proposed development is indicated.

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date which will be between September 1 and December 31, 1983, will be forwarded to you in the future.

Very truly yours,

*Nicholas S. Commodari*  
NICHOLAS S. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Room 101, Shell Building  
Towson, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 29, 1983

Mr. William T. Hackett, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Re: Item #7 Zoning Cycle V (Apr.-Oct. 1983)  
Property Owner: Bensky Family Partnership  
W/S Cummings Avenue 247' N. from centerline  
of Rich Avenue  
Existing Zoning: B.M.  
Proposed Zoning: B.R.  
Acre: 1.41  
District: 1st

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Cummings Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #7 Zoning Cycle V (Apr.-Oct. 1983)  
Property Owner: Bensky Family Partnership  
Page 2  
March 29, 1983

Water and Sanitary Sewers:

An 8-inch public water main and 8-inch public sanitary sewerage exist in Cummings Avenue.

Very truly yours,

*Robert A. Morrow, S.E.*  
ROBERT A. MORROW, S.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

H-NE Key Sheet  
5 SW 26 Pos. Sheet  
SW 2 G Topo  
94 Tax Map



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

April 11, 1983

Mr. William Hackett  
Chairman, Board of Appeals  
Office of Law, Courthouse  
Towson, Maryland 21204

Cycle V - Meeting of March 15, 1983  
Item No. - 7  
Property Owner: Bensky Family Partnership

Location: W/S Cummings Avenue 247' N. from centerline of Rich Avenue.  
Existing Zoning: B.M.  
Proposed Zoning: B.R.

Acre: 1.41  
District: 1st

Dear Mr. Hackett:

No major change in traffic generations is anticipated by the requested zoning change from B.M. to B.R.

The plan submitted for this site represents a new low in plans and makes it impossible to review this site.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/cem



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

April 26, 1983

Mr. William Hackett, Chairman  
Board of Appeals  
Court House  
Towson, Maryland 21204

Dear Mr. Hackett:

Comments on Item #7, Cycle V Meeting, March 15, 1983, are as follows:

Property Owner: Bensky Family Partnership  
Location: W/S Cummings Avenue 247' N. from centerline of Rich Avenue  
Existing Zoning: B.M.  
Proposed Zoning: B.R.  
Acre: 1.41  
District: 1st

Metropolitan water and sewer presently serve the site.

The Zoning Plan, as submitted, does not include enough information to enable the Baltimore County Department of Health to make complete comments.

Very truly yours,

*John A. Forrest*  
John A. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

JAF/ala



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
625-7310

PAUL H. RENCKE  
CHIEF

March 30, 1983

Mr. William Hackett cc: William Hackett  
Zoning Commissioner Chairman of Board of Appeals  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Bensky Family Partnership

Location: W/S Cummings Avenue 247' N. from centerline of Rich Avenue

Item No.: 7 Zoning Agenda: Meeting of March 15, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hagan* Noted and Approved: *George M. Hagan*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/mb/cm

APR 31 1983



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. William Hackett  
Chairman of the Board of Appeals  
TO: c/o Nicholas Commisari, Zoning Dept.  
FROM: Building Plans Review Chief, C-2 B  
Date: March 18, 1983  
SUBJECT: Meeting of March 15, 1983

ITEM #7 Bensky Family Partnership  
W/S Cummings Avenue 247' N. from centerline of Rich Avenue

Any proposed changes of use or occupancy or new construction to this property will require an applicable permit/permits. At such time, as the applicant may wish to begin such improvement or use, certain construction drawings, site plans, plot plans, etc., may be required along with the required permit applications. Unapproved occupancies, uses or construction could be deemed a violation of the Baltimore County Building Code as adopted under Council Bill #4-82, and subject to penalties or correction.

The Baltimore County Building Code is composed of The 1981 B.O.C.A. Basic Building Code, The 1981 B.O.C.A. Basic Mechanical Code, The 1981 B.O.C.A. Basic Energy Code, The 1979 One & Two Family Code and Council Bill #4-82. Also enforced by Baltimore County is the State of Maryland Handicapped Code also known as the Code of Maryland Regulations 05.01.07.

Work should begin only after a permit is issued and should be inspected and approved by the various Inspecting Departments before an occupancy permit can be granted.

No other comment can be made at this time due to the limited amount of information provided by the plan submitted.

Section 101.5  
Section 103.1 Amended  
Section 103.2  
Section 111.1 Amended  
Section 111.5  
Section 111.7  
Section 112.0  
Section 117.0

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent  
Towson, Maryland - 21204  
Date: March 15, 1983

Mr. Walter Reiter  
Chairman, Board of Appeals  
Baltimore County Office Building  
1111 St. Chesapeake Avenue  
Towson, Maryland 21204

## Zoning Cycle #V

RE: Item No: 7  
Property Owner: Bensky Family Partnership  
Location: W/S Cummings Avenue 247' N. from centerline of Rich Avenue  
Present Zoning: B.M.  
Proposed Zoning: B.R.

School Situation	School	Enrollment	Capacity	Over/Under
------------------	--------	------------	----------	------------

Acres too small to have an effect on student population.

Student Yield With:	Existing Zoning	And	Proposed Zoning
Elementary			
Junior High			
Senior High			

Very truly yours,  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## DOUGLAS PARK COMMUNITY ASSOCIATION

We the undersigned of the Douglas Park Community Association  
oppose the Bensky family partnership proposed zoning change from EM to BR  
for 1.4 acre of land located on the west side of Cummings Avenue, 247 degrees  
north of Rich Avenue. We agree with the planning department's recommendation  
to retain the EM zoning classification.

NAME	ADDRESS
Edward B. Widgeon Jr.	1121 Hardy Ave.
Edward B. Widgeon Jr.	1121 Hardy Ave.
John G. Guller	1116 Hardy Ave.
John G. Guller	1116 Hardy Ave.
Michael L. Wall	1113 Hardy Ave.
John M. Wall	1113 Hardy Ave.
Deborah B. Johnson	1112 Hardy Ave.
Thomas J. Johnson SR	1112 Hardy Ave.
Barrett R. Brunner	1109 Hardy Ave.
Michelle R. Brunner	1109 Hardy Ave.
Phillips B. Nelson	1101 Hardy Ave.
Robert L. Nelson, Jr.	"
Harold Nelson	"
Kel M. Nelson	"
Robert A. Nelson Jr.	"
Rodney L. Nelson	"
Charles P. Nelson	"
James C. Curry III	1014 Hardy Ave.
Deborah B. Curry	1014 Hardy Ave.

NAME	ADDRESS
Miriam E. Jackson	1019 Hardy Ave.
Arion Jackson	1019 Hardy Ave.
Arion Jackson	1019 Hardy Ave.
Annie George	1016 Hardy Ave.
Mellie George	1016 Hardy Ave.
Connie George	1016 Hardy Ave.
Deborah George	1016 Hardy Ave.
George Christian	1012 Hardy Ave.
Laura Christian	1012 Hardy Ave.
Lisa Christian	1012 Hardy Ave.
Tony Christian	1012 Hardy Ave.
John W. Shaw	1009 Hardy Ave.
Willie Iverson	1009 Hardy Ave.
Berlyn Gardner	1004 Hardy Ave.
Alex Hart	1004 Hardy Ave.
Jeffrey Christian	1002 Hardy Ave.
Thomas Christian Jr.	"
Carrie Rickick	1108 Hardy Ave.

## DOUGLAS PARK COMMUNITY ASSOCIATION

We the undersigned of the Douglas Park Community Association  
oppose the Bensky family partnership proposed zoning change from EM to BR  
for 1.4 acre of land located on the west side of Cummings Avenue, 247 degrees  
north of Rich Avenue. We agree with the planning department's recommendation  
to retain the EM zoning classification.

NAME	ADDRESS
Caroline Bundara	6108 Rich Ave 21228
Josephine Mapurell	6124 Rich Ave 21228
Carrie N. Collins	6120 Rich Ave 21228
William Stahl	6118 Rich Ave 21228
Walter A. Hill	6119 Rich Ave 21228
Beatrice Gansley	6116 Rich Ave 21228
Milton Foreman	6114 Rich Ave 21228
Albert Gansley	6118 Rich Ave 21228
Clarence Mapurell	6123 Rich Ave 21228

## DOUGLAS PARK COMMUNITY ASSOCIATION

We the undersigned of the Douglas Park Community Association  
oppose the Bensky family partnership proposed zoning change from EM to BR  
for 1.4 acre of land located on the west side of Cummings Avenue, 247 degrees  
north of Rich Avenue. We agree with the planning department's recommendation  
to retain the EM zoning classification.

NAME	ADDRESS
Nelson K. Harder	1122 Hardy Ave.
Gene Harder	1122 Hardy Avenue
Samy Harder	1122 Hardy Ave.
M. Hojier	1117 Hardy Ave.
Mary H. Herbert Hallock	1066 Hardy Ave.
Donald E. Lee	1015 Hardy Ave.
John M. Lee	"
Calvin H. Thomas	1104 Hardy Ave.
Wm. L. Thomas	1104 Hardy Ave.

## DOUGLAS PARK COMMUNITY ASSOCIATION

We the undersigned of the Douglas Park Community Association  
oppose the Bensky family partnership proposed zoning change from EM to BR  
for 1.4 acre of land located on the west side of Cummings Avenue, 247 degrees  
north of Rich Avenue. We agree with the planning department's recommendation  
to retain the EM zoning classification.

NAME	ADDRESS
Mr. & Mrs. Michael P. Miles	1023 Cummings Ave.
Ralph M. Connell	1015 Cummings Ave.
Mr. & Mrs. John P. Phipps	1021 Cummings Ave.
Mr. & Mrs. C. D. Dixon	1117 Cummings Ave.
Mr. & Mrs. Elbert Taylor	1115 Cummings Ave.
Mrs. Mrs. Thomas	1009 Hardy Ave.
David H. Hossain	1127 Cummings Ave.
Carl A. M. Kinney	1119 Cummings Ave.
Barbara M. Kinney	1119 Cummings Ave.

DOUGLAS PARK  
IMPROVEMENT ASSOCIATION  
1012 HARDY AVENUE  
BALTIMORE, MARYLAND 21228

July 19, 1983

President  
Baltimore County Planning Board  
Towson, Maryland 21204

Re: Bensky Family Partnership Proposed Zoning Change.

Dear Mr. President,

Attached is the petition that has been signed by the Douglas Park residents that supports the Planning Board's recommendation that the Bensky land remain zoned as EM and it not be rezoned to BR.

The Douglas Park Improvement Association request to be duly notified by the Planning Board regarding any and all hearings, and any other situations that may arise that are relevant to the Bensky Family Partnership rezoning request. Your cooperation in this matter will be greatly appreciated.

Thank you,  
George Christian, President  
Douglas Park Improvement  
Association  
747-3169

